

## \$624,000 - 2218 Kaufman Way, Edmonton

MLS® #E4445581

**\$624,000**

6 Bedroom, 4.00 Bathroom, 1,839 sqft

Single Family on 0.00 Acres

Kiniski Gardens, Edmonton, AB

Welcome to this stunning, spacious home in a prime cul-de-sac location! This beautiful 6-bedroom, 4-bathroom property offers a versatile layout with extended driveway & two fully SEPARATE BASEMENT – perfect for extended family or rental potential. The main floor features 2 large bedrooms, including a master suite with an attached bathroom. The two basements include a 2-bedroom, 1-bathroom unit with its own kitchen, and a 1-bedroom, 1-bathroom unit for additional privacy and comfort. Recent upgrades include a brand-new roof (2023), fresh vinyl flooring throughout, and a fresh coat of paint, giving the home a modern and clean feel. Ideally located just minutes from shopping centers and with easy access to Whitemud Drive, this home provides convenience and comfort for all lifestyles. Don't miss out on this incredible opportunity!

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445581  |
| Price          | \$624,000 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,839     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1999                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2218 Kaufman Way |
| Area        | Edmonton         |
| Subdivision | Kiniski Gardens  |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6L 7E2          |

### Amenities

|               |                                                                                      |
|---------------|--------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking       | Double Garage Attached                                                               |
| Is Waterfront | Yes                                                                                  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Microwave, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, See Remarks                                                                                                                                               |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                   |
| Exterior Features | Airport Nearby, Creek, Cul-De-Sac, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stucco                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

Date Listed                June 30th, 2025  
Days on Market        33  
Zoning                    Zone 29

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